



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-083541-25

In the matter of: 4, 2 EASTCHESTER AVE
ST CATHARINES ON L2P2V5

Between: Sebum Investment Inc. Landlord

And

Andrew Zeman Tenant

Sebum Investment Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Zeman (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

Sebum Investment Inc. (the 'Landlord') also applied for an order requiring Andrew Zeman (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was scheduled to be heard on January 15, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Timothy Ellis, the Landlord, and the Tenant, were present. The Tenant did not speak to Duty Counsel before mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On August 15, 2025, the Landlord gave the Tenant an N5 notice of termination
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$1,375.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$96.36 is owing to the Tenant for the period from February 1, 2023, to January 15, 2026.
5. The Landlord has incurred costs of \$7,280.00 to replace/repair property that was damaged.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. The Tenant shall pay to the Landlord \$7,466.00, which represents the costs to repair/replace the property that was damaged and the cost of filing the application.
5. The Landlord owes \$1,471.36 which is the amount of the rent deposit and interest on the rent deposit. This amount shall be applied to March 2026 rent.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 4 above, in accordance with the following schedule:
 - a) \$500.00 on or before the 15th day of each month, for the period beginning, April 15, 2026, up to and including May 15, 2027; and
 - b) \$466.00 on or before June 15, 2027.
7. If the Tenant does not pay the Landlord the amount owing under paragraph 4 above, on or before the agreed upon dates outlined in paragraph 6 above, the balance owing shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

January 26, 2026
Date Issued

Michelle Forrester
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.